



9 Leach Road, Guildford

SOLD AT AUCTION by Steven Khawam 0415 308 100

Beautiful Home, Big Block, Wide Frontage

If you are looking for a spacious family home with minimal outdoor maintenance plus great future potential this is the property for you!

Set on a quiet street, spacious rooms throughout with a generous size block this is a perfect family home to raise a growing family and to entertain.

Within close proximity to public transport, primary and secondary schools, shops and recreational facilities, including a short walk to McCredie Park & sports field, Guildford Swimming Centre and Guildford Leagues Club.

Granny flat development potential, subject to approvals
Duplex redevelopment potential, subject to approvals

Features include:

- 4 bedrooms + study, 3 bathrooms, garage, carport, car spaces
- Floorboards and downlights throughout
- Large modern gas kitchen, stone benchtops, dishwasher

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

4 3 3

FOR SALE
\$1,360,000

AGENTS

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AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

LJ Hooker

- Large living room with fireplace
- Main bedroom with an ensuite
- Large modern main bathroom with spa
- Internal laundry with additional kitchen
- Alfresco entertainment area overlooking outdoor kitchen and pool
- Ducted air conditioning
- Self-cleaning swimming pool with outdoor shower

Outbuilding/Garage:

- Cocreated floor, gyprock internal walls
- Kitchenette
- Shower, toilet, vanity plumbing installed for a bathroom
- Currently functions as a garage or hangout
- Attached carport with downlights

645sqm block, 15.24m frontage approx.

MORE DETAILS

Property ID	2G26F9E
Property Type	House
Land Area	645 m2

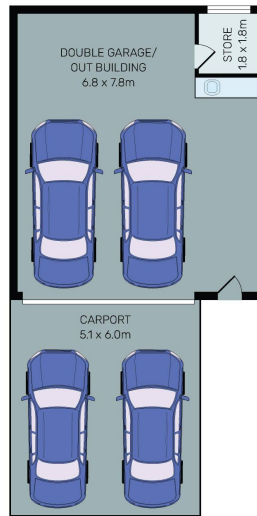
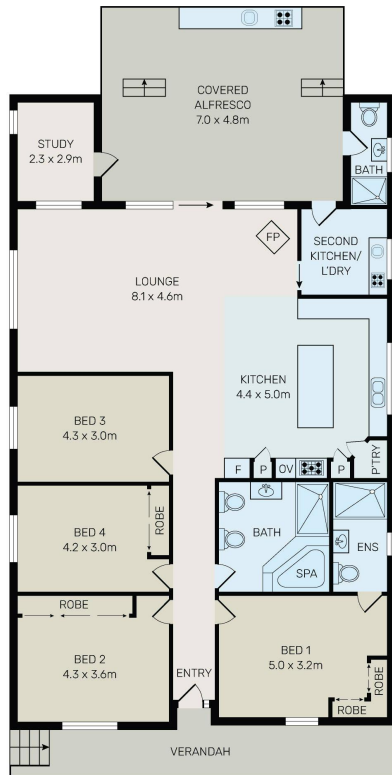
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9 Leach Road, Guildford West

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